



Narrative Information Sheet EPA Brownfields Clean Up Grant

1. Applicant Identification	City of Richmond, Community Services Department: 3230 Macdonald Ave., Richmond, CA 94804	
2. Funding Requested	a. Grant Type: "Single Site Clean Up b. Federal Funds Requested: c. \$500,000 d. The City is not requesting a cost Share Waiver	
3. Location	A. City- Richmond B. County- Contra Costa C. State- California	
4. Property Information	Boorman Park 2501 Maine Ave (25 th Street and Maine) Richmond, CA 94804	
5. Contacts	Project Director Greg Hardesty	Highest Ranking Elected Official Mayor Tomm Butt 440 Civic Center Plaza Richmond, CA 94804 (510) 620-6503 Tom.butt@intres.com
6. Population	108,565 (City of Richmond; American Community Survey 2017).	
7. Other Factors Checklist (NA= Not Applicable)	Page #	
Community population is 10,000 or less	NA	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory	NA	
The priority brownfield site is impacted by mine-scarred land.	NA	
The priority site is adjacent to a body of water (i.e., the border of the site is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA	
The priority site is in a federally designated flood plain	NA	
The reuse of the priority site will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	Yes, See Energy Efficiency measures below.	
8.) Letter from the State or Tribal Environmental Authority	A Letter of acknowledgement dated October 12, 2020 from the California Department of Toxic Substances Control is attached.	

Energy Efficiency measures:

The low maintenance park design will maximize energy efficiency. Long-lived, low maintenance plant species are selected and located so that they do not need pruning or replacement and do not drop excessive leaves. Wherever feasible, renewable energy may be used, such as solar-powered lighting and irrigation

controller. In addition, our plan includes the removal of existing large lawn areas that require irrigation and mowing. The proposed drought-tolerant landscape areas and bioretention areas include a state-of-the-art water-efficient, automatic underground irrigation system with a rain sensor, evapotranspiration (ET) controllers, and flow sensors. 85% of the site will be permeable. The design includes 106,933 SF pervious surfaces to slow, spread, and filter stormwater runoff. The synthetic turf soccer field and the resilient rubber safety surfacing in the fitness and play areas are all pervious and serve as retention areas.



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
700 Heinz Avenue
Berkeley, California 94710-2721



Gavin Newsom
Governor

October 12, 2020

Noemi Emeric-Ford
Regional Brownfields Coordinator
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BROWNFIELDS HAZARDOUS SUBSTANCES CLEANUP GRANT – SUPPORT, BOORMAN PARK, CORONADO NEIGHBORHOOD, RICHMOND, CALIFORNIA

Dear Ms. Ford:

The California Department of Toxic Substance Control (DTSC) has lead agency regulatory responsibility for investigating and remediating hazardous substance release sites in California. DTSC fully supports the City of Richmond's (City) application for a \$500,000 United States Environmental Protection Agency (US EPA) Brownfields Clean Up Grant.

The City plans to use the grant funds to clean up hazardous substances at Boorman Park located in the Coronado neighborhood in the City of Richmond. US EPA funding will be used to support the Revitalization of Boorman Park. This is a collaborative project in partnership with Richmond residents and the City of Richmond.

In the fall of 2018, a collaborative, multi-sectoral team of residents, early childhood advocates, and public health, government, and community organizations assessed 25 city parks in Richmond to determine their suitability for play and outdoor physical activity by young children and families. Guided by community-based participatory research methodology, project participants analyzed the park assessment data; selected priority parks; identified areas in need of improvement; and developed recommendations for improvements. Assessment results identified Boorman Park for immediate improvements since it is received low park ratings, is located in a neighborhood with a high number of barriers to park access, and is recognized as a valuable, potential hub for widespread park use among young children and families.

In 2020, The City of Richmond was awarded the very competitive State Park Program (SPP) Proposition 68 grant funds for the Revitalization of Boorman Park. Upon Prop 68 grant award, the City began the soil investigation process. Results of a Limited and Supplemental Soil Investigation reported concentrations of semi-volatile

organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs) and Title 22 Metals (including lead and arsenic) exceeding Regional Water Quality Control Board (RWQCB) Residential Environmental Screening Levels (ESL) in soils throughout the site. Hazardous waste concentrations of lead were also reported exceeding total threshold limit concentrations (TTLC) in several soil samples collected between the surface and 3 feet below ground surface (bgs).

DTSC supports the City of Richmond's application as the effort will provide environmental benefits, jobs, and healthy parks. We appreciate the opportunity to voice our support for this crucial funding.

If you have any questions, please contact me at (510) 540-3843 or via email at Julie.Pettijohn@dtsc.ca.gov.

Sincerely,



Julie Pettijohn, MPH, CIH
Environmental Program Manager I
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

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Boorman Park Clean Up Narrative

1.a.i Target Area and Brownfields

I. Background and description of Target Area

The City of Richmond (population 108,565) is located 16 miles northeast of San Francisco in Contra Costa County, California (CA). The City was incorporated in 1905 and has 32 miles of waterfront – more than any other city in the Bay Area. Heavy industry has dominated much of the City's landscape and economy from even before the City was formally established, with Standard Oil Company setting up operations in 1901, which developed into what is now the Chevron Richmond Refinery – occupying nearly 2,900 acres of the City's waterfront. In 1900, the Santa Fe Railroad established Richmond as its western terminus and began construction of a major railyard adjacent to Point Richmond. The importance of Richmond as a rail hub led in 1910 to the Pullman (Railroad) Company establishing a major repair facility in Richmond which was a major employer of African American men until it closed in 1959. In 1930, the Ford Motor Company opened the Ford Richmond Plant, then the largest auto assembly plant on the West Coast. The plant was the third largest employer in the City when it closed in 1956. The industrial significance of Richmond further expanded during World War II, with the construction of four major shipyards on the Richmond waterfront. The Richmond Shipyards were the most productive US shipbuilding center during World War II, launching nearly 750 ships during the war. Overall, the City was home to 55 war-related industries (more than any other city of its size in the US), and war-related jobs fueled an extraordinary population boom (from 23,642 residents in 1940 to approximately 120,000 by 1945).

The end of the war brought about an economic collapse and a resulting decline in population to <72,000 residents by 1960. Despite the extraordinary boom in the economy of the Bay Area in recent decades, the City has largely been left behind (although close enough to San Francisco to be subject to the negative impacts of real estate speculation and high housing costs). Boorman Park is located in Coronado, one of the oldest and first developed areas of the City. This neighborhood is densely populated. A detailed analysis of the Boorman park area shows 39% of Richmond residents are living at or below 200% of the Federal Poverty Level (FPL). 24% of Richmond families are living below FPL, compared with 11.9% of all Contra Costa families. This community also suffers from high levels of pollution from flaring at the Chevron refinery; the gaseous pollutants and particulate matter released can cause many health problems for nearby residents, including respiratory problems, asthma attacks, and eye, skin, and nose irritation. These residents are subject to high relative levels of economic distress and face significant health, welfare, and environmental justice challenges (as detailed in Section 2.a.ii). Boorman Park is located in a neighborhood with aging residential areas and speckled with commercial and industrial businesses.

1.a.ii Description of the Target Area

Boorman Park is located in a community consisting of single family homes. The park is bordered by railroad tracks, single family homes and existing manufacturing businesses. Due to the current active use of the adjacent sites, expansion is not feasible. The City has conducted a comprehensive community survey of parks throughout the City. For several years, the City has conducted a City satisfaction survey. The survey results have consistently stated that parks are highly used and the community would desire to have more amenities. Based on Community survey, Boorman Park has the following top priorities that deter full park usage and need to be addressed as a result of the current site layout: Maintenance, Safety & Playground amenities.

Real and perceived lack of park safety presents significant barriers to park use among Richmond families. Survey data shows that 64% of parks received a rating lower than three for safety. Data from the Richmond Police Department demonstrates that the highest number of crimes, in particular violent crimes, occurred near several Richmond parks including Boorman, which of a concern for safety due to high property crime rates.

Boorman Park is partially bordered by Railroad tracks and shares a border with the Iron Triangle Neighborhood. The Iron Triangle gets its name from the railroad corridors that shape its borders, isolating neighborhoods and separating residents from regional parks and trails along the San Francisco Bay. Once a vast and biologically rich wetland mosaic, this highly industrialized watershed is a bustling port city traversed by major freeways and shipping corridors, and brownfield sites.

Before the site was a park it was a tile manufacturing company. The Site was developed sometime prior to 1916 as the Richmond Pottery Company. By the 1930s, the pottery operations expanded significantly to the California Art Tile Corporation. The Site was occupied at this time by a warehouse building and blacksmith building. In 1976, landscape architects and planners prepared a plan for a proposed park. It has been used as a park since the early 1980's. Improvements included a multi-purpose play area in the center of the Site, a picnic area on the western portion, play areas and picnic tables on the southeastern portion, grass areas on the eastern and western portions, and paved walkways.

After receipt of a State of California Park development grant and subsequent preconstruction Ninyo & Moore also conducted a limited Soil Investigation for the Site in September 2020 (Ninyo 2020b). The Limited Soil Investigation scope of work included collecting soil samples from five borings advanced into the bermed areas on site. The results of the Limited Soil Investigation reported concentrations of benzene, toluene, ethylbenzene, and total xylenes (BTEX); semi-volatile organic compounds (SVOCs); Title 22 metals; and total petroleum hydrocarbon (TPH) compounds in soils throughout the Site. Only SVOCs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-cd)pyrene, and naphthalene; and the metals arsenic and lead were detected above established regulatory screening levels, which included Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs), Residential Shallow Soil Exposure (RWQCB, 2019) and Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region (Duverge, 2011). In addition, lead soluble threshold limit concentrations (STLC) reported in a sample collected from the Disposal Pits exceeded the California Code of Regulations (CCR) Title 22 criteria for hazardous waste (CCR 1991).

Based on the limited Phase II ESA analytical results, Ninyo & Moore conducted a Supplemental Phase II ESA in September 2020 in order to further characterize the Site soils. During the Supplemental Phase II ESA 62 soil samples (56 primary and 6 duplicate samples) were collected from 26 borings on Site. Concentrations of lead, arsenic and polycyclic aromatic hydrocarbons (PAHs) were detected in elevated concentrations in most of the Site borings, and many of these constituents were reported in concentrations above Residential RWQCB Environmental Screening levels (ESLs) and, in the case of arsenic, greater than background soil concentrations. In addition, total threshold limit concentrations (TTLs) for lead and STLCs for lead and arsenic were also exceeded. Samples exceeding the lead TTL were reanalyzed using a toxicity characteristic leaching procedure (TCLP) to evaluate the hazardous waste category. Two of the samples exceeded the lead TCLP of 5 milligrams per liter (mg/L) thus classifying the soils as Resource Conservation Recovery Act (RCRA) hazardous waste. Several of the samples that exceeded their arsenic or lead STLC were reanalyzed using a STLC waste extraction test (WET) to classify the soils as either nonhazardous or hazardous waste. Five of those samples exceeded the lead STLC of 5 mg/L, thus classifying the soils as hazardous waste. A TCLP analysis would need to be conducted for these

samples in order to define whether the soils are RCRA or non-RCRA hazardous waste.

1.b.i Revitalization of the Target Area

Reuse Strategy and Alignment with Revitalization Plans

The city of Richmond's Health and Wellness Element of the General Plan establishes a strong policy framework for developing conditions that will improve the physical health and emotional well-being of Richmond residents. The City of Richmond Parks and Master Plan specifically references the existing needs of Boorman Park as: needs a master plan, major renovation and resurfacing of the tot lot. In addition, the Richmond Parks Master Plan prioritizes the goal of providing safe and High Quality parks and recreation facilities to promote safety. The renovation and Redesign of Boorman Park is based on a safe park design which removes the current berms and increases the site line throughout the park. The park redesign is aligned exactly with the goals and priorities of the Health and Safety and Richmond Parks Master Plan. Hazardous soil from the property's previous use of years as a tile manufacturing site will be removed, managed or capped.

Richmond is greatly lacking outdoor soccer fields, there is only one outdoor soccer space that is heavily used. This project will provide a soccer space with seating for organized sports and play. Skatepark features are aimed to provide more features for older youth. This feature will get kids out to enjoy the outdoors. The current Boorman Park designs reflect a comprehensive vision for park redesign that community members assert will promote equitable park access, increased park use by young children and families, social cohesion, and neighborhood safety that Richmond children deserve. All demographics in Richmond came out in several meetings for the exclusive purpose of creating and designing a park that will meet all needs. Seniors requested to have parking spaces that will allow them to easily access the park without searching for hard to find parks in the surrounding residential area. The Basketball and soccer courts allow activity space for all age levels. Seniors activity states there request sand there will be activity and stations that allow interaction for community members of all ages.

This project integrates natural stormwater management into a progressive green infrastructure project in a publicly accessible space with interpretive signage so that park visitors can understand and implement similar Low Impact Design projects at home or other sites. This project is a showcase of urban greening to reduce the urban heat island effect, Bay Friendly landscaping to increase habitat value, and sustainable maintenance approaches to improve energy efficiency.

Residents worked collaboratively to 1) create a 'dream vision' for Boorman Park and 2) prioritize recommendations for recreation features. Ideas for new and improved recreation features at Boorman Park were intended to increase park use, community ownership, and fun, outdoor play for residents of all ages in a diverse neighborhood. Participants left the process feeling energized and enthusiastic about the possibilities for a Boorman Park transformation.

1.b.ii. Outcome and Benefits of ReUse Strategy

The renovation of Boorman Park will improve 2.9 acres of park space. Increases use in the soccer field and park reservations for special events are consistent with the safety goals and recommendations of the Richmond Parks Master Plan. The activated park with community ownership and involvement is an important crime prevention step for existing park renovations. Since renovation inception, the City has worked extensively with the community to design the park. The community will also be heavily involved with park programming once the site will be completely renovated. The City is also partnering with the

Employment and Training department through their EPA funded RichmondBUILD Environmental Job Training Partnership program. The renovation and job training partnerships meet the Economic Development Element of the General Plan. Goal ED3 of the element calls to equip residents with the skills and education necessary to participate in local and regional economies across a variety of sectors, and be fully engaged in the workforce. Additionally the element gives policy direction through ED1.3 to continue to work with appropriate local, state, and federal agencies to promote clean-up and re-use of contaminated sites to protect human and environmental health.

The development of Boorman Park is intended as a catalyst for economic growth in central Richmond. Our approach integrates workforce development and training opportunities with community-based organizations. The development will comply with the Richmond Business Opportunity ordinance as well as with the Local Employment Ordinance. Both ordinances requires that the city include a minimum of 20% participation by Richmond firms or local residents.

In partnership with community-based organizations, the City of Richmond wants to explore new ways to partner and contract with local community organizations to create jobs for local residents. Residents and local Richmond businesses will be employed to build key components of Boorman Park, providing local jobs and developing skills for further employment.

The City will work with these agencies and its own Employment and Training Department, to create an ongoing structure for internship, training, and job opportunities for park-related employment. The City anticipates that the development of Boorman Park will stimulate further park development along this abandoned rail corridor, improvements in the surrounding streetscapes, and the purchase and renovation of blighted homes in proximity to the park, thereby improving the health and quality of life for the entire neighborhood for many years to come.

1.c.i Resources Needed for Site ReUse

The City is eligible to receive state and Federal grants for open space development. Boorman Park was awarded \$4,165,000 in Prop 68 Statewide Park Program grant (SPP) funds, which will cover all planning, improvement and infrastructure needs. (Award letter is attached).

However, during the soil investigation process, it is discovered that due to the conditions of the soil, cleanup costs exceed what is budgeted with the Prop 68 grant funds. The EPA Clean Up grant will be leveraged with the Prop 68 grant funds to continue to make the Boorman Park dream a reality without sacrificing the community design plans.

1.c.ii. Use of Existing Infrastructure:

Currently the park has minimal utilities for basic park maintenance. Boorman Park is located in a long-established neighborhood that is fully served by existing roads, sidewalks, sewers, waterlines, power lines and other infrastructure. The infrastructure that is existing and utilized in the park will be fully utilized once the park is fully renovated. Improvements include utilizing sewer and water lines for a new bathroom, and water fountains. We will also use existing power lines to create park lighting. Currently part of S. 27th street will be re-used to increase park space including spaces for public parking.

The park renovation includes multiple features intended reflect Richmond’s unique and innovative history and culture through integrated artwork, custom designed play areas, gateway elements, and architectural features. As with other local parks, we work with local artists and designers for high-quality, aesthetically-pleasing, hand-made park elements and design details. For example, Richmond parks have “Jewel Boxes” --trash and recycling receptacles with mosaic art. The gateway elements are intended to be welcoming landmarks in the neighborhood.

2.a.i Community Need / The Community’s Need for Funding:

As shown on Table 1, the Target Area is a low-income community with per capita incomes that are approximately one-half those for the US as a whole. The effective spending power of this community is impacted by its location in a metropolitan area with some of the highest living costs in the US. The Target Area has a poverty rate of 25.3% and an unemployment rate of 6.1%, which are about 50% greater than the rates for the US as a whole. Therefore, residents in the Target Area neighborhoods lack the resources to address the problems posed by not having nearby quality parks and the amenities within them. For decades, this park has been in disrepair, it is the injection of outside funding which is making a difference. CalEnviroScreen assigns a 100% asthma burden and 95% diesel burden to this census tract. Breathing in diesel exhaust contributes to cancer, asthma, heart disease, premature birth and other health problems. Residents living closest to streets, freeways, rail yards, and railroad tracks used by freight trucks and trains are exposed to higher levels of diesel pollution and face greater risk of suffering health impacts. Also, poverty can cause stress that weakens the immune system and causes people to become ill from pollution.

Table 1					
Data Type	Boorman Park Coronado Neighborhood	City of Richmond	Contra Costa County	State of California	United States
Median Household Income	\$48,651	\$61,045	\$88,456	\$67,169	\$57,652
Per Capita Income	\$20,374	\$27,812	\$42,898	\$33,128	\$31,177
Poverty Rate (for individuals)	25.3%	15.7%	9.8%	15.1%	14.6%
Unemployment Rate	6.1%	5.7%	4.5%	4.8%	4.1%

The City of Richmond faces significant financial challenges that have limited its ability to draw on existing sources of funding for use in completing assessments, cleanup, and reuse planning needed to support the redevelopment of brownfields. The most recent Comprehensive Annual Financial Report for the City published in June 2019 identified a weak cash position and a balance sheet that was in “dire straits,” with government liabilities of \$1.1 billion that dwarf the City’s \$711M in assets. Liabilities include \$421M of bonds and loans, \$341M in unfunded pensions, and \$188M in unfunded retiree healthcare benefits. In October 2019, the City was identified in a report released by the California State Auditor’s Office as one of 18 “high risk” cities in CA out of 471 cities evaluated.

2.a.ii.1 Threats to Sensitive Populations - Health or Welfare of Sensitive Populations:

The area surrounding Boorman Park, Coronado Neighborhood, has high relative percentages of residents who – in addition to being low-income (Table 1) – are also members of various “sensitive population” groups. Based on American Community Survey (ACS) 5-year 2013-17 estimates for 89.3% of residents in the Coronado neighborhood are minorities (including 60.9% who are Hispanic and 25.8% who are African

American). There are significantly higher relative percentages in Coronado of: (a) children <5 years old (9% of the total population versus 6.2% for the US as a whole), (b) female single-parent households with children under 18 years (24.7% of total family households versus 6.8% for the US). Based on the Fact Finder tool provided by California State Parks, 27% of the population within 1 mile of the park are youth. Additionally 26% of the population within 1 mile radius of the park are living in poverty. Health concerns in the Boorman Park Census Tract 3790 (as detailed in Section 2.a.ii.2, below), include high asthma and lead poisoning rates, obesity, and poor mental and physical health. Welfare concerns include blight, crime, significant homeless populations, and high unemployment rates.

2.a.ii.2 Greater Than Normal Incidence of Disease & Adverse Health Conditions:

Table 2 summarizes prevalence rates for ten chronic disease and health indicators for residents living within Boorman Census Tract 3790 as well as the average prevalence for all 27 census tracts in the City, based on estimates developed by the Centers for Disease Control and Prevention (CDCP) and published in 2018. Cleanup may help reduce exposure to contaminants, like those found in the park, to reduce incidence of diseases like asthma and kidney disease; and result in better health outcomes to reduce obesity and heart disease.

Table 2					
Health Measure	Target Area Census Tract 3790	Average in Richmond	Health Measure	Target Area Census Tract 3790	Average in Richmond
Lack of Health Insurance	23%	14.4%	Kidney Disease	4%	3.0%
High Blood Pressure	32.6%	30.0%	No Leisure Time Physical Activity	29.4%	23.5%
Asthma	11%	9.3%	Poor mental Health	17.2%	12.4%
Diagnosed Diabetes	13.9%	11.5%	Obesity	36%	30.6%
High Cholesterol	28.8%	34.1%	Poor Physical Health	16.2%	12.4%

The Boorman Park area scores worse (i.e., has higher prevalence rates) for all ten health measures than the City as a whole. Lead poisoning data were not provided by the CDCP study but are available for all CA zip code areas for 2012. The neighborhood Boorman Park is located in is within the 94804-zip code area, which had one of the highest percentages in Contra Costa County of children <6 years old with blood lead levels of ≥ 4.5 micrograms per deciliter (indicative of lead poisoning). In addition, over the past decade approximately 36% of the more than 800 children in the County tested and confirmed to have lead poisoning, lived in Richmond – even though the City represents only approximately 9% of the County’s total population. Contra Costa Health Services also reports that children in Richmond suffer hospitalization rates for asthma nearly twice as high as the County average (30.5 per 10,000 versus 17.0 per 10,000) due to the combination of diesel particulate matter and air toxics from the port, the refinery, and freeway operations. The grant will eliminate the threats to public health, safety, and welfare presented by hazards in the soil. The cleanups will eliminate potential sources of airborne contaminants which may contribute to high asthma rates. The improved conditions of this site should improve the mental health of neighbors, who are now under continued stress from living in proximity to properties that were formal industrial sites. The abatement of lead paint within soil will reduce lead poisoning threats.

2.a.ii.3. Disproportionately Impacted Populations:

Data documenting the high level of economic impoverishment in the Boorman Park neighborhood were presented on Table 1 in Section 2.a.i. Sensitive populations in the Boorman Park area are at significantly

higher risks of being exposed to a broad range of cumulative pollution sources. EPA's EJSCREEN Tool was used to evaluate the Boorman Park area. Within 1 mile, there were 16 sites reporting to EPA. Sites included Brownfields, Superfunds, toxic releases and hazardous waste sites. Richmond is also home to the 2,900-acre Chevron Richmond Refinery which is the largest polluter in the area and the top greenhouse gas emitter in CA. The risks associated with living in or near the Boorman Park neighborhood was highlighted by a July 26, 1993 industrial accident during which a ruptured rail tanker car at the General Chemical Corp. facility in Richmond (1/4-mile west of the Iron Triangle neighborhood) released a cloud of sulfuric acid that spread across the surrounding neighborhoods and sent more than 3,200 residents to area hospitals. The grant will help clean up the hazardous materials from years of industrial use for the community who is eager for the new design.

2.b.i Community Engagement/Project Involvement

The EPA Cleanup grant will be used to renovate Boorman Park which has been an effort by several community and regional organizations. Table 3 presents information on the partners that play a key role in decision making with respect to site selection, design clean up and future use of Boorman Park.

Table 3	
1.) First Five of Contra Costa 2.) Healthy and Active Before 5: 3.) West County Regional Group Rhea Laughlin rlaughlin@first5coco.org	Part of the multicultural group and collaborative team of West Contra Costa County residents, early childhood advocates, and public health, government, and community organizations. Initiated a community-led research project in September 2018, to assess the quality of public parks Richmond. The partners are local parent volunteer advocates whose mission is to create healthy, safe, and equitable communities by building leadership, advocacy, and power on behalf of low-income and underrepresented young children and families. The collaborative partners are grounded in the principles of community-based participatory research. Continues to be part of the design and community outreach.
4.) Richmond Police Department	Office of Neighborhood Safety CPTED design review and general information to improve public safety
VALLIER DESIGN ASSOCIATES, INC Marcia Vallier, Marcia@vallierdesign.com	Prime Consultant, Project Management, City Coordination and Approvals, Landscape Architecture, Grant Reporting Assistance, Community Outreach Coordination/Support. Coordinates with Miller Pacific Engineering Group, Geocivil Engineering for Artificial Turf Field, Geotechnical Engineer. CSW (CSW/ST2) -STUBER-STROEH ENGINEERING GROUP, INC. Civil Engineering, Surveying and Engineering Quality Control Review WARE ASSOCIATES (WARE)- Architectural and Structural design for architectural gateway, shade structure for community gathering, miscellaneous landscape items and consulting and structural design for prefab restroom with family amenities YEI ENGINEERS, INC.- Electrical Engineering for Structures and Site Lighting
MACK5-Manil Bajracharya, ManilB@mack5.com	Cost Estimating and Value Engineering Input
Ninyo and Moore-Kris Larson klarson@ninyoandmoore.com	Environmental Consultants and Geotech services
DTSC- Maryam Tasnif-abbasi,	Maryam.Tasnif-abbasi@dtsc.ca.gov Brownfield Clean Up Oversight
RichmondBuild- Sal Vaca-	svaca@richmondworks.org Environmental Job Training Partnership

2.b.i Community Engagement/Incorporating Community Input

City of Richmond Community Services staff will lead the community engagement process for the project, guided by a community partnership with First Five as established during the Boorman Park renovation design creation. The City of Richmond is still partnering with First Five and West County Regional Group during the entire renovation of the park. The West County regional group is a group of parents and local community members which are local to Boorman Park and are invested in the community. The City is also working in partnership with community groups and neighborhood councils such as the Coronado Neighborhood Council, Richmond Neighborhood Coordinating Council and Parks and Recreation Commission. To date all groups have been active participants and have been presented with the all environmental reports, additional funding application and renovation updates in 2 public meetings and subsequent collaborative meetings. If awarded, the City of Richmond will continue to work closely with all neighborhood groups to achieve the following community involvement goals: a) assist the public in

understanding the decision-making process during project design and cleanup and the community's role in that process; b) give the public accessible, accurate, timely and understandable information about the project as it moves forward; c) ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered; d) reflect community concerns, questions and information needs; and, e) respect and fully consider public input throughout the process as the project moves forward. The most direct method for communicating and involving residents of these neighborhoods has been to attend the monthly neighborhood council meetings, and this will continue throughout the duration of the project.

3.a. Proposed Cleanup Plan

Concentrations of site constituents of concern (COCs), including lead, arsenic and polycyclic aromatic hydrocarbons (PAHs) have been detected in elevated concentrations on Site between the surface and 4-feet below ground surface (bgs), and many of these constituents were reported in concentrations above Residential RSLs and, in the case of arsenic, greater than background soil concentrations. In addition, total threshold limit concentrations (TTLs) for lead and soluble threshold limit concentrations (STLCs) for lead and arsenic were also exceeded in several soil samples. Soluble lead was also analyzed using the toxicity characteristic leaching procedure (TCLP) in several soil samples and the TCLP for lead was exceeded in two of them.

The Assessment of Brownfield Cleanup Alternatives remedy for the site is an engineered cap. However, upon further evaluation of the soil conditions more effective and acceptable (from a regulatory standpoint) remedy would be a combination of an engineered cap and excavation and off-Site disposal. An engineered cap would mitigate the risk of potential exposure to impacted soil on Site. Because impacted soil would remain on Site, institutional controls would be required to monitor and maintain the integrity of the surface cap and minimize the likelihood of potential exposure through disturbance of the surface cap. Surface capping materials may consist of imported softscape (e.g. clean soil, decomposed granite) or hardscape (e.g. asphalt or concrete pavement) materials, many of which are included in the Site development plans.

Excavation and off-Site disposal also appears to be necessary because lead has been reported on-Site in concentrations as high as 3,900 milligrams per kilograms (mg/kg) and has been classified as Resource Conservation Recovery Act (RCRA) and non- RCRA hazardous Waste. The classification of waste as either hazardous or non-hazardous follows the California Code of Regulations Title 22 Limits for Hazardous Waste (CCR 22261.24). Cleanup goals (CG) will need to be established for the Site COCs, and our recommendation would be industrial RSLs for lead (380 mg/kg), and background cleanup concentrations for arsenic (either 11 mg/kg or a site specific background concentration to be determined). Industrial RSLs would also be recommended for the PAHs as the CGs. Once the CGs have been established, those areas where COCs are the highest and that exceed the TCLP waste classification would be excavated and transported off-Site to a landfill that accepts either RCRA or non-RCRA hazardous waste, and a 95% USL would be calculated using confirmation sample analytical data. The remaining Site contamination would be covered with an engineered cap. An Operations and Maintenance Plan (OMP) would be prepared in order to ensure that the engineered cap will continue to meet the established guidelines that will protect the site users from exposure to the site COCs.

Disposal of Non-RCRA and RCRA hazardous waste will include obtaining a temporary EPA Hazardous Waste Identification number. Shipment of hazardous materials will follow Department of Transportation guidelines for transporting hazardous materials.

3.b. Description of Tasks/ Activities and Outputs

- I. Project Implementation: Project implementation activities will include enrolling in the DTSC voluntary cleanup program (VCP), meetings with the DTSC, preparation and implementation of a Remedial Action Work Plan, public outreach, preparation of fact sheets, preparation of an Operations and Maintenance Plan (OMP) and preparation of a Remedial Action Completion Report (RACR).
- II. Anticipated Project Schedule: Two months for submitting the voluntary cleanup application and DTSC approval, four months for preparation and approval of the draft RAW, one month for public outreach and fact sheet preparation, 120 days for implementation of the RAW, 90 days for preparation and approval of a draft OMP, 90 days for the preparation and approval of a draft RACR.

III. Task/Activity Leads: All tasks relating to the site cleanup up will be implemented by the Environmental Consultant and overseen by the DTSC.

IV. Outputs: Outputs are discussed under Project Schedule above.

3.C. Cost Estimate:

Project Tasks							
Budget Categories	VCP Prep	RAW Prep	Public Outreach	RAW Implementation	OMP Prep	RACR Prep	Total
Personnel	3,500	21,000	4,000	50,000	11,200	20,000	109,700
Remediation Contractor and lab			630,000				630,000
Total Direct Costs	3,500	21,000	634,000	50,000	11,200	20,000	739,700
Total Federal Funding (not to exceed \$500,000)			500,000				
Cost Share (20% of requested federal funds)			239,700				
Total Budget			739,700				

3.d. Measuring Environmental Results: At the start of the project, the City will establish a tracking table to track and measure progress towards completion of the various “easy to quantify” outputs. The tracking table will be incorporated into reports and serve as one means for tracking and measuring progress towards achieving the specific outputs identified in the approved project work plan. The City will work closely with DTSC for the Clean Up plan and all required reporting in ACRES. The City will also track the various other standard outcomes required including dollars of public or private funding leveraged, acres of land made available for reuse, number of jobs created, etc. The status of the project and various outputs will be reported to the DTSC and the state on a monthly basis, which will ensure the early identification of any roadblocks to progress, as well as help in securing timely assistance from project partners in addressing those roadblocks. The City will update and participate biweekly progress update calls with the EPA Project Officer during the implementation of the grant, recognizing that this is an effective means for obtaining on-going assistance from EPA in addressing unanticipated roadblocks or challenges that may delay progress. This will help in ensuring the timely and efficient expenditure of grant funds.

Programmatic Capability and Past Performance:

4.a.i/ii./iii. Organizational Structure, Key Staff, Acquiring Additional Resources

The City of Richmond Community Services Department in partnership with Public Works is well versed in community development and environmental remediation projects. The Boorman Project Renovation Team consist of city staff, design and technical consultants and community members. Key Project Development Staff for the Boorman Clean Up include:

Project Manager/ Environmental Consultant-Kris Larson- Ninyo & Moore Geotechnical and Environmental Sciences Consultants was established to provide geotechnical and environmental engineering, soil and materials testing, and inspection services to clients in the governmental (federal, state, and local), commercial, and private sectors. Ninyo & Moore has helped clients develop and implement innovative solutions to geotechnical and environmental challenges since 1986. The firm employs approximately 500 professionals, including registered geotechnical and civil engineers, geologists, hydrogeologists, engineering geologists, geophysicists, environmental scientists, industrial hygienists, field technicians, special deputy inspectors and specialists in fields such as regulatory issues and interpretation, hazardous waste management, health and safety, and remedial action planning. Services provided by Ninyo & Moore encompass all phases of a project, from the planning stage through design and construction. Ninyo is working as a consultant with the City and ABAG to oversee the environmental remediation of the Boorman Park renovation.

Design and Construction Management Team- Vallier Design Associates *Marcia Vallier* has over 35 years of professional experience in the fields of landscape architecture and planning. Her areas of concentration include master planning and design guidelines, site design, community facilitation, construction documentation, project planning and management, all on a multitude of scales. She was the lead design team for the Miraflores Sustainable Community Greenbelt Project. She is the lead project Manager for the Boorman Park Renovation Project. *Mack5 Manil Bajracharya-mack5* provides project, cost and construction management services to deliver

cost-effective, timely projects that are aligned with owner expectations. mack5 was established in 2001 by experienced design and construction professionals. They partner with architects and owners including public entities, nonprofit organizations and private owners on complex construction projects. Their purpose is to deliver not only the greatest value and “best value” out of every dollar they spend – be it on planning, designing or building.

City of Richmond Oversight-Yader Bermudez- Public Works Director responsible for day to day operations of Public Facilities projects. Monitor the working progress of City project staff. Mr. Bermudez has worked in the Public Works Department for more than 20 years, and has been on the management team of all of the major City of Richmond facility development during that time.

Sal Vaca- Community Services Director- as Community Services Director, oversees Employment and training (E& T) and Recreation Staff. Mr. Vaca has overseen the E& T Department and all programs for the past 20 years and has successfully grown it to a self-sustaining department. Currently, E&T’s annual budget of \$10M is generated from grant and self-sustaining funds including EPA funds.

Greg Hardesty, Park Superintendent- Oversees all Richmond parks and coordinates day to day activities with Public works, design team and environmental consultants.

Jene Levine Snipes, Community Services Project Manager- Oversight and coordination with team and grant compliance and financial/ auditing team. Conducts reporting for all local, state and federal and private grant funding sources. Has more approximately 18 yrs experience managing and reporting redevelopment and community development projects.

Acquiring Additional Resources 4.a.iii. Through its extensive network of relationships throughout Contra Costa County, The City of Richmond’s proven development team has brought forth technical resources. The City staff also works with the technical consultants to research funding sources for unforeseen project costs. The project team also has ability to consult with high quality knowledgeable contractors as needed for Boorman Park clean up and Renovation.

Current environmental impact projects include:

Unity Park spans 11 blocks of the 3-mile long Richmond Greenway from 4th Street to 16th Street Plaza. Unity Park Plaza is 16th Street at Ohio Avenue. Total Project Cost: \$5 million Funding Sources: California AB31 Statewide Park and Community Revitalization Grant Program Start Date: January 2015, Completion Date: October 2017

JOHN F. KENNEDY PARK Location: Cutting Boulevard & South 41st Street, Richmond, CA John F. Kennedy Park in Richmond, California, was once the core of community's social life. Neighbors who grew up near the park and still live in the area fondly remember its hey-day. But the park has aged, and hard times in the surrounding neighborhood have left its facilities little-used and in poor condition. Now the community is working with the City of Richmond to revitalize the park as a safe and vibrant gathering place. Total Project Cost: \$500,000 Funding Sources: The City of Richmond was able to leverage private funding and contributions, discounts, and in-kind professional services from The Trust for Public Land. Private funders included: the S.D. Bechtel, Jr. Foundation, Chevron, Overaa Construction, Greenfields, Landscape Structures.

MIRAFLORES SUSTAINABLE COMMUNITY GREENBELT

Location: Florida Avenue and S. 471h Street, Richmond, CA The Miraflores green infill project is one of the city's best examples of its commitment to building resilience to climate change. Construction began in 2017 on the 14-acre brownfield and former Japanese-American-owned nursery. Total Project Cost: \$4.8 million (park project only) Funding Sources: U.S. EPA awarded the Richmond Community Redevelopment Agency Brownfields Clean up Grants (Prop 1 C II G) totaling \$600,000 in 2006. The agency used money from the U.S. EPA Brownfields Revolving Loan Fund program to clean up the property. Approximately \$1.2 million was awarded from the AHSC program. Miraflores is a public/private partnership involving federal, state, and local governments as well as local non-profit developers and private developers. The State of California's Pollution Control Finance Agency awarded the Redevelopment Agency \$2.6 million in clean up funds and the Strategic Growth Council (SGC) awarded a \$1.66million Prop 84 grant for urban greening to the Redevelopment Agency. The Coastal Conservancy awarded \$500,000 for restoration of Baxter Creek and park landscaping. Start Date: 2014 Completion Date: 2020

Threshold Criteria

1. Applicant Eligibility

The City of Richmond affirms that it is a municipal organization that is eligible for funding.

2. Previously Awarded Cleanup Grants Brownfield sites

The City of Richmond affirms that the Boorman Park site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Site Ownership

The City of Richmond is the sole owner of the Boorman Park Site. Proof of Ownership is attached.

4. Basic Site Information

a) Site Name- Boorman Park

b) Address- South 25th Street and Main Street, Richmond, CA 94804

c) Current owner- City of Richmond

5. Status and History of Contamination at the Site

a) Site hazardous substances contaminated

Results of a Limited Soil Investigation reported concentrations of BTEX, SVOCs, Title 22 Metals, and TPH compounds in soils throughout the site; however, only SVOCs including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-cd)pyrene, and naphthalene, and metals including arsenic and lead were detected above the established regulatory screening levels. In addition, the lead STLC WET concentrations reported in SP-2-1 exceeded the CCR Title 22 screening criteria for hazardous waste and the soil related to this sample would be classified as non-Resource Conservation Recovery Act (RCRA) hazardous waste.

b) Site Operational history and current use

The site was developed sometime prior to 1916 as the "Richmond Pottery Company." By the 1930s, the pottery operations appeared to have been expanded significantly and identified as the California Art Tile Corporation. The majority of the northern portion of the property appeared to be enclosed within a large warehouse building. A small blacksmith building was depicted on the northern portion of the site beyond the railroad tracks that were mapped along the northern portion of the site. The southeastern corner of the property was vacant. By the 1960s, the company had changed its name to the "California Ceramic & Quarry Tile Company," based on review of Sanborn Maps. By at least 1968, the buildings had been demolished, but the concrete foundation was left in place. A faint outline of the rail track along the northern portion of the site was visible on a 1968 aerial photograph. A 1976 Demolition, Clearing, and Grading Plan showed the former building's concrete foundation as well as an asphalt surface on the western portion of the site.

By the early 1980s, the site appeared to have been redeveloped into a park. Improvements included a multi-purpose play area in the center of the site, a picnic area on the western portion, play areas and picnic tables on the southeastern portion, grass areas on the eastern and western portions, and paved walkways. These features, along with the berms noted on the 1976 Grading and Drainage Plan, are consistent with existing site features. The site was re-envisioned, and is currently used as an approximate 2.9-acre park identified as Boorman Park. Site improvements included a sunken

plaza, basketball courts, grass areas, a children's play area, a tot's play area, picnic area, and walkways.

c) Environmental concerns

Boorman Park is being completely renovated. The City wants to ensure there has no exposed toxins during the renovation process and in the finished product. Currently the site has several contaminants which exceed the residential cancer risk. Specifically: Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-cd)pyrene, Naphthalene and Lead.

d) How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination.

The prior uses of the site for clay tile manufacturing from 1916 through the 1960s is considered a presence or likely presence of any hazardous substances due to the unknown chemical uses and possible disposal practices of waste products/chemicals used in the production of glazed tiles. All hazardous materials were on the site prior to the transfer to the City of Richmond.

6. Brownfields Site Definition To be eligible for Brownfields Grant funding, sites must meet the definition of a brownfield under CERCLA § 101(39) as described in the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k). 10

The Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k) states that CERCLA defines a "Brownfield Site" as: "...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Brownfield sites include residential, commercial, and industrial properties.

Based on the presence of hazardous materials listed in section 5c above, Boorman Site meets the definition of a Brownfields Site.

The City of Richmond affirms that the site is:

- a) not listed or proposed for listing on the National Priorities List;
- b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) not subject to the jurisdiction, custody, or control of the U.S. government. (Please refer to CERCLA §§ 101(39)(B)(ii), (iii), and (vii) and the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k).)

7. Environmental Assessment Required

Ninyo & Moore was retained by Association of Bay Area Governments (ABAG) to perform a Phase I Environmental Site Assessment (ESA) on the Boorman Park property dated September 4, 2020. The objective of this ESA is to identify, to the extent feasible pursuant to the process described in ASTM E1527-13, recognized environmental conditions (RECs), which are defined by ASTM as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The Supplemental Phase II ESA scope and methodologies were proposed in the Ninyo & Moore Sampling and Analysis Plan (SAP) that received conditional approval by the EPA in a

Memorandum dated September 24, 2020 and was completed on October 9, 2020. The Site is an approximately 2.9 - acre property currently occupied by a public park. Based on historical documents, the site was previously developed with a pottery company from before 1916 until the late 1960s, when the pottery buildings were destroyed. In the late 1970s a park was developed on the site. This Supplemental Phase II ESA was comprised of 22 soil borings advanced in a grid lattice to depths of 3 feet for determination of representative constituent-of-concern (COC) concentrations across the Site surface.

8. Enforcement or Other Actions

The City of Richmond affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to the Boorman Park site for which Brownfields Grant funding is sought.

9. Sites Requiring a Property-Specific Determination

The City of Richmond affirms that the Boorman Park site does not need a Property-Specific Determination.

10. Threshold Criteria Related to CERCLA/Petroleum Liability

To be eligible for a Brownfields Grant to address hazardous substances at a brownfield property, eligible entities must demonstrate that they:

- Are exempt from CERCLA liability; or
- Qualify for funding because the property was publicly owned and acquired prior to January 11, 2002; or ****Requirement Met- See below****

****The Boorman Park site was a publicly owned property beginning on January 5, 1976, when the City of Richmond purchased the property and transformed the property into a park.**

- Meet the requirements for asserting an affirmative defense to CERCLA liability through one of the landowner liability protections (e.g., the bona fide prospective purchaser liability protection per CERCLA § 101(40)).

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY (1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002 Per

CERCLA § 104(k)(3)(E), if an applicant that is a public entity (such as a state or local government) acquired property prior to January 11, 2002, the applicant is eligible for a Brownfields Grant and may use grant funds to address contamination at the property, even if the entity does not qualify as a bona fide prospective purchaser, provided the applicant did not cause or contribute to the release or threatened release of a hazardous substance at the property. Provide the following information to demonstrate that the applicant qualifies for the exception at CERCLA § 104(k)(3)(E):

(a) Describe in detail the circumstances under which the property was acquired.

The Property Grant Deed dated, Jan 5, 1976 shows that the property was transferred from Cal-Tel Properties to the City of Richmond for the purpose of “Boorman Park”. Based on information researched in the Phase I, the buildings were demolished prior to 1968. Once the property was transferred to the City the property already had hazardous materials in the soil and the site was vacant. There is an information gap as to the transfer from California Ceramic Tile company to Cal-

Tel and from Cal –Tel to the City of Richmond. It is unknown when and in what manner the property demolition happened.

The central portion of the former building foundation was apparently left in place for use as a hardscape. The top elevations of the berms were depicted to be about 41 to 43 ft msl. No notations were depicted on the Grading and Drainage Plan as to the composition or source of the berm material.

(b) Provide the date on which the property was acquired. January 5, 1976

(c) Identify whether all disposal of hazardous substances at the site occurred before you acquired the property.

The prior uses of the site for clay tile manufacturing from 1916 through the 1960s is considered a presence or likely presence of any hazardous substances due to the unknown chemical uses and possible disposal practices of waste products/chemicals used in the production of glazed tiles. All hazardous materials were on the site prior to the transfer to the City of Richmond.

(d) The City of Richmond affirms that we have not caused or contributed to any release of hazardous substances at the site.

(e) The City of Richmond affirms that we have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

11. Clean up Authority and Oversight Structure

a. Describe how you will oversee the cleanup at the site(s). Indicate whether you plan to enroll in a state or tribal response program. If you do not plan to enroll in a state or tribal response program, or an appropriate state or tribal response program is not available, you will be required to consult with EPA to ensure the cleanup is protective of human health and the environment. Therefore, if you do not plan to enroll in a state or tribal response program, provide a description of the technical expertise you have to conduct, manage, and oversee the cleanup and/or whether you plan to acquire additional technical expertise. If you do plan to acquire additional technical expertise, discuss how you will comply with the competitive procurement provisions of 2 CFR §§ 200.317 through 200.326 and ensure that this technical expertise is in place prior to beginning cleanup activities.

Cleanup Oversight Activities

The cleanup activities will be conducted by a remediation contractor with an active hazardous materials license. Cleanup oversight activities will be conducted by a licensed environmental professional with Professional Geologist (PG) or Professional Engineers (PE) certifications. The Department of Toxics Substances Control (DTSC) will oversee and regulate all cleanup activities.

Cleanup Standards for Major Contaminants

The United States Environmental Protection Agency (US EPA) Regional Screening Levels (RSLs), will be used for lead and PAHs, and Background Arsenic concentrations will be used for arsenic. Additional information relating to the cleanup standards is discussed below.

Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, applicable or relevant and appropriate requirements (ARARs), including US EPA RSLs, and California Code of Regulations, Title 22 Characterization of Hazardous Waste guidelines. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

In addition, all appropriate permits (e.g., notify before you dig, soil transport/disposal manifests) will be obtained prior to the work commencing.

b. Access to neighboring properties is not necessary to conduct the cleanup, perform confirmation sampling, or monitor offsite migration of contamination.

12. Community Notification

The following Community Notification documents are attached:

- Copy of the draft ABCA(s)- Attachment 1
- Copy of the newspaper ad (or equivalent) that demonstrates solicitation for comments on the application and that notification to the public occurred at least two weeks before the application was submitted to EPA. An equivalent method may include, for example, a dated image of the website or copy of the listserv message used to notify the public- Attachment 2
- Comments or a summary of the comments received;- Attachment 3 TBA
- City of Richmond's response to those public comments;- Attachment 4 TBA
- Meeting notes or summary from the public meeting(s); and- Attachment 5 TBA
- Meeting sign-in sheets participant list.- Attachment 6

13. Statutory Cost Share

The required 20% cost share for this grant is \$100,000. The source of the cost share will be the Prop 68 grant awarded to the City of Richmond. The funds will be used for eligible expenses according to the EPA Clean Up grant guidelines.

October 9, 2020
Proposal No. 403406012

Mr. Mark Shorett
Association of Bay Area Governments
375 Beale Street, Suite 700
San Francisco, California 94105

Subject: Analysis of Brownfields Cleanup Alternatives
Boorman Park
25th Street
Richmond, California

Dear Shorett:

Ninyo & Moore is pleased to provide this Analysis of Brownfields Cleanup Alternatives (ABCA) for Boorman Park, located on 25th Street in Richmond California (Site). The Contra Costa County Assessor Parcel Number for the Site is 549-020-036-6. The contents of this document meets the EPA guidelines for an ABCA. This ABCA will discuss the Site background, findings of previous Site investigations, project goals, regulations and cleanup standards, evaluations of various cleanup alternatives and a discussion of the preferred cleanup alternative.

INTRODUCTION & BACKGROUND

Site Location

Ninyo & Moore was retained by the Association of Bay Area Governments, (ABAG), to prepare the ABCA on Contra Costa County Assessor Parcel Number 549-020-036-6. The property is located approximately 125 feet northeast of the intersection of Maine Avenue and South 25th Street in Richmond, California (Site, Figure 1). We have prepared this ABCA based on the results and recommendations discussed in the Boorman Park Supplemental Phase II ESA prepared on October 9, 2020.

The Site is currently occupied by Boorman Park, which has an area of approximately 2.9 acres. Park improvements include a multi-purpose play area in the center of the Site, a picnic area on the western portion, play areas and picnic tables on the southeastern portion, grass areas on the eastern and western portions, and paved walkways.

Previous Site Use(S) And Any Previous Cleanup/Remediation

The Site was developed sometime prior to 1916 as the Richmond Pottery Company. By the 1930s, the pottery operations appeared to have been expanded significantly and identified as the California Art Tile Corporation. The Site was occupied at this time by a warehouse building and blacksmith building. Railroad tracks were also located along the northern portion of the Site. The aforementioned structures were demolished by 1968, but the concrete foundation was left in place. In 1976, landscape architects and planners prepared a plan for a proposed park. Notes on the plan called for the removal of the asphalt paving and depositing the asphalt rubble into one of two on-Site Disposal Pits (Disposal Pits 1 and 2, Figure 2), which were reportedly up to 4 feet deep. Other notations called for the removal of the existing concrete slab and the perimeter building foundation, and depositing the concrete rubble into Disposal Pits 1 and 2. Other notations called for the removal of the dirt surface from the southeastern corner of the Site and depositing the material into one of the Disposal Pits. By the early 1980s, the Site appeared to have been redeveloped into a park. No known remedial actions have been conducted on Site.

Site Assessment Findings

According to the Phase I ESA completed by Ninyo & Moore (Ninyo & Moore, 2020a), the Site was developed sometime prior to 1916 as the "Richmond Pottery Company." Improvements included two kilns, a "sagger" storage building [sagger is a box made of fireclay in which delicate ceramic pieces are fired], clay storage, a water tank, a small vacant building, and two smaller outbuildings (not identified). Southern Pacific railroad tracks cross the northern portion of the Site. Two "rock bins" were noted just north of the tracks. By the 1930s, the pottery operations appeared to have been expanded significantly and identified as the "California Art Tile Corporation." A notation on a 1930 Sanborn Map indicated the facility was supplied water via well and city water, and the lights and power were electric, and the fuel source was oil. The majority of the northern portion of the property appeared to be enclosed within a large warehouse building. The western portion of the building was identified as "glazing floor," with a glazing room along the southern exterior wall. The central portion of the building was identified as the pressing floor and included a clay mixing room with a clay mixing machine along the northern exterior wall. A kiln was located adjacent to the mixing room and included a brick chimney. Four 2-inch hydrants with 50-foot hoses were identified in these two areas of the building. An open elevator was depicted in the southeastern corner of the pressing room. The eastern portion of the building was depicted as two-stories with a shipping department, molding department, drying room, and art room. Five kilns and two brick chimneys were identified in this portion of the building, along with two hydrants and a roof-mounted water tank. An office was identified in the southeastern corner of this portion of the building. A small blacksmith building was depicted on the

northern portion of the Site beyond the railroad tracks that were mapped along the northern portion of the Site. The southeastern corner of the property was vacant.

By the 1960s, the company had changed its name to the "California Ceramic & Quarry Tile Company," based on review of Sanborn Maps. By at least 1968, the buildings had been demolished, but the concrete foundation was left in place.

In 1976, Royston Hanamoto Beck & Abey Landscape Architects and Planners prepared a hand-drawn Demolition, Clearing, and Grading Plan (the plan) dated December 8, 1976 (Royston, 1976) for a proposed "Boorman Park." The plan showed the former building's concrete foundation as well as an asphalt surface on the western portion of the Site. Notes on the plan called for the removal of the asphalt paving and depositing the asphalt rubble into one of two on-Site disposal pits (Disposal Pits #1 and #2). The two Disposal Pits were depicted on the plan with Disposal Pit #1 located on the western portion of the Site and Disposal Pit #2 on the eastern portion. Other notations called for the removal of the existing concrete slab and the perimeter building foundation and depositing the concrete rubble into Disposal Pits 1 and 2. Other notations called for the removal of the dirt surface from the southeastern corner of the Site and depositing the material into one of the Disposal Pits. Review of the plan noted that the indicated ground surface elevation ranged from about 38 feet above mean sea level (ft msl) on the western and eastern sides, and 39 ft msl in the central portion of the Site. The bottoms of Disposal Pits #1 and #2 were each noted to be approximately 30 ft msl while the tops were noted to be approximately 34 ft msl.

By the early 1980s, the Site appeared to have been redeveloped into a park. Improvements included a multi-purpose play area in the center of the Site, a picnic area on the western portion, play areas and picnic tables on the southeastern portion, grass areas on the eastern and western portions, and paved walkways. These features, along with the berms noted on the 1976 Grading and Drainage Plan, are consistent with existing Site features.

Ninyo & Moore also conducted a limited Soil Investigation for the Site in September 2020 (Ninyo 2020b). The Limited Soil Investigation scope of work included collecting soil samples from five borings advanced into the bermed and Disposal Pit materials on Site. The results of the Limited Soil Investigation reported concentrations of benzene, toluene, ethylbenzene, and total xylenes (BTEX); semi-volatile organic compounds (SVOCs); Title 22 metals; and total petroleum hydrocarbon (TPH) compounds in soils throughout the Site. Only SVOCs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-cd)pyrene, and naphthalene; and the metals arsenic and lead were detected above established regulatory screening levels, which included Regional Water Quality Control Board (RWQCB)

Environmental Screening Levels (ESLs), Residential Shallow Soil Exposure (RWQCB, 2019) and Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region (Duverge, 2011). In addition, lead soluble threshold limit concentrations (STLC) reported in a sample collected from the Disposal Pits exceeded the California Code of Regulations (CCR) Title 22 criteria for hazardous waste (CCR 1991).

Based on the limited Phase II ESA analytical results, Ninyo & Moore conducted a Supplemental Phase II ESA in September 2020 in order to further characterize the Site soils. During the Supplemental Phase II ESA 62 soil samples (56 primary and 6 duplicate samples) were collected from 26 borings on Site. Concentrations of lead, arsenic and polycyclic aromatic hydrocarbons (PAHs) were detected in elevated concentrations in most of the Site borings, and many of these constituents were reported in concentrations above Residential RWQCB Environmental Screening levels (ESLs) and, in the case of arsenic, greater than background soil concentrations. In addition, total threshold limit concentrations (TTLCs) for lead and STLCs for lead and arsenic were also exceeded.

Samples exceeding the lead TTLC were reanalyzed using a toxicity characteristic leaching procedure (TCLP) to evaluate the hazardous waste category. Two of the samples exceeded the lead TCLP of 5 milligrams per liter (mg/L) thus classifying the soils as Resource Conservation Recovery Act (RCRA) hazardous waste. Several of the samples that exceeded their arsenic or lead STLC were reanalyzed using a STLC waste extraction test (WET) to classify the soils as either non-hazardous or hazardous waste. Five of those samples exceeded the lead STLC of 5 mg/L, thus classifying the soils as hazardous waste. A TCLP analysis would need to be conducted for these samples in order to define whether the soils are RCRA or non-RCRA hazardous waste.

Project Goal

The City plans to use grant funds to clean up hazardous substances at Boorman Park. The City plans to implement a new park design that includes basketball courts, a skate park, a multi-purpose athletic field (constructed with synthetic turf), fitness zone, a community gathering area and children's play area. The revitalization of the Park is a collaborative project in partnership with Richmond residents and the City of Richmond. In the fall of 2018, a collaborative, multi-sectoral team of residents, early childhood advocates, and public health, government, and community organizations assessed 25 city parks in Richmond to determine their suitability for play and outdoor physical activity by young children and families. Guided by community-based participatory research methodology, project participants analyzed the park assessment data; selected priority parks; identified areas in need of improvement; and developed recommendations for improvements.

Assessment results identified Boorman Park for immediate improvements since it received low park ratings, is located in a neighborhood with a high number of barriers to park access, and is recognized as a valuable, potential hub for widespread park use among young children and families. In 2020, The City of Richmond was awarded the very competitive State Park Program (SPP) Proposition 68 grant funds for the Revitalization of Boorman Park.

APPLICABLE REGULATIONS AND CLEANUP STANDARDS

Cleanup Oversight Responsibility

The cleanup activities will be conducted by a remediation contractor with an active hazardous materials license and licensed environmental professional with Professional Geologist (PG) or Professional Engineers (PE) certifications. The Department of Toxic Substances Control (DTSC) will oversee and regulate all cleanup activities.

Cleanup Standards for major contaminants

The City currently anticipates that the United States Environmental Protection Agency (US EPA) Regional Screening Levels (RSLs), Carcinogenic Target Risk = 1E-06 for Residential Soil will be used for lead and PAHs, and Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region (Duverge, 2011) will be used for arsenic.

Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, applicable or relevant and appropriate requirements (ARARs), US EPA RSLs, and California Code of Regulations, Title 22 Characterization of Hazardous Waste guidelines. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

In addition, all appropriate permits (e.g., notify before you dig, soil transport/disposal manifests) will be obtained prior to the work commencing.

EVALUATION OF CLEANUP ALTERNATIVES

Cleanup Alternatives Considered

To address contamination at the Site, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Capping, and Alternative #3: Excavation with Offsite Disposal.

Cost Estimate of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness

- Alternative #1: No Action is not effective in controlling or preventing the exposure of receptors to contamination at the Site.
- Alternative #2: This alternative would involve capping the ground surface with clean soil and hardscape materials so that the risk of potential exposure to impacted soil on Site is mitigated. Because impacted soil would remain on Site, institutional controls would be required to monitor and maintain the integrity of the surface cap and minimize the likelihood of potential exposure through disturbance of the surface cap. Surface capping materials may consist of imported softscape (e.g. clean soil, decomposed granite) or hardscape (e.g. asphalt or concrete pavement) materials.

Field activities would be conducted in accordance with local permit requirements and the requirements of a Remedial Action Work Plan (RAW) after approval of the RAW by DTSC.

This alternative would protect human health and the environment by eliminating, or reducing to an acceptable level, the risk associated with potential exposure to elevated concentrations of Site constituents of concern (COCs), including heavy metals (lead and arsenic) and PAHs. This alternative provides relatively long-term effectiveness, however it would potentially cause temporary short-term impacts (including dust, noise and traffic) to the local area; however, these impacts would be reduced through control measures to an acceptable level, thereby providing short-term effectiveness to this alternative upon completion.

- Alternative #3: This alternative includes excavation and off-Site disposal of soils containing concentrations of COCs above the Site cleanup goals. Excavated soils may be directly loaded into trucks for transportation and disposal, or may be stockpiled on Site then sampled and analyzed to determine its classification as either non-hazardous or hazardous waste pursuant to CCR Title 22 guidelines. A licensed hauler would transport the non-hazardous soils to an approved receiving facility.

Waste profiling would be required to be completed in advance of excavation field operations. Waste characterization and waste acceptance from the appropriate landfill facilities would be completed prior to and during excavation activities. If excavated waste soil exceeds the TTLC or STLC criteria, the waste soil would be classified and managed as hazardous waste and directed to a facility licensed to accept hazardous waste.

Following confirmation of adequate removal of impacted soils (based on confirmation sample results), the excavated areas would be backfilled and graded in preparation for redevelopment.

This alternative would remove impacted soils with the planned control measures of the RAW and protect human health and the environment. Soil removal activities would be conducted in accordance with applicable local permit requirements and the requirements of the RAW after its approval by DTSC.

This alternative provides long-term effectiveness by permanently removing the impacted soils from the Site. This alternative would potentially cause temporary short-term impacts (including dust, noise and traffic) to the local area. However, these impacts would be reduced through control measures to an acceptable level, thereby providing short-term effectiveness to this alternative upon completion. Because this alternative would remove impacted soils, the accompanying toxicity, mobility and volume would be reduced to an acceptable level.

Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: This alternative is relatively low cost, is technically and administratively feasible, and could be implemented. This also fits well into the proposed Site use, which is a multiuse park and playground. The necessary permits could be obtained. Properly licensed contractors would complete all activities, and also could achieve State and Federal acceptance. Regulatory concerns and public issues could be addressed satisfactorily, prior to DTSC approval of the RAW, and community acceptance would be needed prior to implementation.

The primary potential negative aspect of this alternative is that the impacted soils would not be removed, therefore the accompanying toxicity and volume of elevated concentrations of COCs would not be reduced at the Site. As a result, deed restrictions and an Operations and Maintenance (O&M) Plan would need to be prepared and implemented for the Site and the City would need to enter into an O&M Agreement with DTSC.

- Alternative #3: This alternative is technically and administratively feasible to implement, and permits would be relatively easy to obtain. All of the activities involved are well proven and relatively simple including: soil sampling and analysis, excavation, temporary stockpiling, loading and transport, soil recycling, and soil disposal.

All activities would be conducted in accordance with local permits by properly licensed contractors and transporters, which would also achieve State and Federal acceptance.

The potential negative aspects of this alternative are its implementation cost (due primarily to the volume of hazardous soil and transportation and disposal costs) and temporary neighborhood disruption during field activities involving excavation noise and truck traffic. All field activities would be performed in accordance with applicable regulations, setting noise and traffic issues to acceptable levels. Public issues concerning this alternative would be addressed satisfactorily by the DTSC and community acceptance is anticipated.

Cost

- Alternative #1: No Action. There will be no costs under this alternative.
- Alternative #2: Capping. It is estimated that costs for this alternative will be on the order of \$700,000 to \$800,000.
- Alternative #3: Excavation with Offsite Disposal. Because of the potentially large volume of hazardous soils on Site (up to 10,000 cubic yards), excavation with off-Site disposal is estimated to cost roughly \$2,500,000 to \$3,000,000.

Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #2: Capping. Alternative #1: No Action cannot be recommended since it does not address Site risks. Alternative #3: Excavation and Offsite Disposal would be effective and implementable; however, the cost for the removal and disposal of hazardous and non-hazardous contaminated soils would likely be in excess of \$2,500,000 and therefore cost prohibitive. Therefore, Alternative #2 is the best Site alternative. This alternative is relatively low cost compared to Alternative #3 even with the land-use restrictions and the fees of long term operations and maintenance.

LIMITATIONS

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Variations in Site conditions may exist and conditions not observed or described in this report may be encountered during subsequent activities. Please also note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

Ninyo & Moore's opinions and recommendations regarding environmental conditions, as presented in this report, are based on limited subsurface assessment and chemical analysis. Further assessment of potential adverse environmental impacts from past on-Site and/or nearby use of hazardous materials may be accomplished by a more comprehensive assessment. The samples collected and used for testing, and the observations made, are believed to be representative of the area(s) evaluated; however, conditions can vary significantly between sampling locations. Variations in soil and/or groundwater conditions will exist beyond the points explored in this evaluation.

The environmental interpretations and opinions contained in this report are based on the results of laboratory tests and analyses intended to detect the presence and concentration of specific chemical or physical constituents in samples collected from the subject Site. The testing and analyses have been conducted by an independent laboratory which is certified by the State of California to conduct such tests. Ninyo & Moore has no involvement in, or control over, such testing and analysis. Ninyo & Moore, therefore, disclaims responsibility for any inaccuracy in such laboratory results.

Our conclusions, recommendations, and opinions are based on an analysis of the observed Site conditions. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject Site or nearby sites. In addition, changes to

the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information, or has questions regarding content, interpretations presented, or completeness of this document.

This report may be relied upon by, and is intended exclusively for, ABAG. Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than those listed above is undertaken at said parties' sole risk.

Please contact us if you have any questions or comments, or if we may provide further assistance.

Respectfully submitted,
NINYO & MOORE



Kristopher M. Larson, PG
Principal Geologist



Duane W. Blamer, PG
Manager, Environmental Services

KML/DWB/gvr

Attachment: References

Distribution: (1) Addressee (via e-mail)
(1) Ms. Nova Blazej, United States Environmental Protection Agency (via e-mail)
(1) Lina Velasco (via e-mail: Lina_Velasco@ci.richmond.ca.us)
(1) Jene Levine-Snipes (via e-mail: Jene_Levine-Snipes@ci.richmond.ca.us)
(1) Bob Royston (via e-mail: Bob@vallierdesign.com)
(1) Yader Bermudez (via e-mail: Yader_Bermudez@ci.richmond.ca.us)
(1) Greg Hardesty (via email: Greg_Hardesty@ci.richmond.ca.us)
(1) Marcia Vallier (via e-mail: Marcia@vallierdesign.com)

REFERENCES

- California Code of Regulations (CCR), 1991 Title 22, Division 4.5, Chapter 11, Identification and Listing of Hazardous Waste, Article 3, Characteristics of Hazardous Waste. Effective July 1.
- Duverge, 2011 Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region. Dated December.
- Ninyo & Moore, 2020a, Phase I Environmental Site Assessment Report, Boorman Park, 25th Street Richmond, California. Dated August 28.
- Ninyo & Moore, 2020b, Limited Soil Investigation, Boorman Park, 25th Street Richmond, California, APN:549-020-036-6. Dated September 28.
- Royston Hananmoto Beck & Abey Landscape Architects and Planners, 1976 Grading and Drainage, Demolition, Clearing and Grading. Dated December 8.
- San Francisco Bay Regional Water Quality Control Board, 2019 Environmental Screening Levels. (Rev. 2).

Boorman Park Clean-up Grant Meeting / Proyecto de Renovación del Parque Boorman: Limpieza Ambiental

Email: Email (mailto:jene_levine-snipes@ci.richmond.ca.us)



(916) 653-7423

FEB 20 2020

Jene Levine Snipes
Development Project Manager
City of Richmond Community Services Department
3230 Macdonald Ave.
Richmond, CA 94804

Re: Application Number: XS-07-038 - Boorman Park Revitalization - \$4,165,000

Dear Jene Levine Snipes:

Congratulations! Your project is selected for a grant award through the Proposition 68 Statewide Park Development and Community Revitalization Program (SPP)!

The Office of Grants and Local Services (OGALS) will contact you soon to schedule a mandatory grant administration workshop. As a reminder, a grant agreement must first be signed by your agency's authorized representative and the State of California before SPP funding is guaranteed. Costs incurred before the grant agreement is signed are at the applicant's own risk.

OGALS appreciates its partnership with local agencies to improve the health and wellness of communities by creating new parks and recreation opportunities. OGALS looks forward to working with your agency to ensure successful completion of the project. From this point forward, if you have questions, please contact your Grant Administration Project Officer Anne Davigeadono at Anne.Davigeadono@parks.ca.gov or (916) 651-7963.

Sincerely,

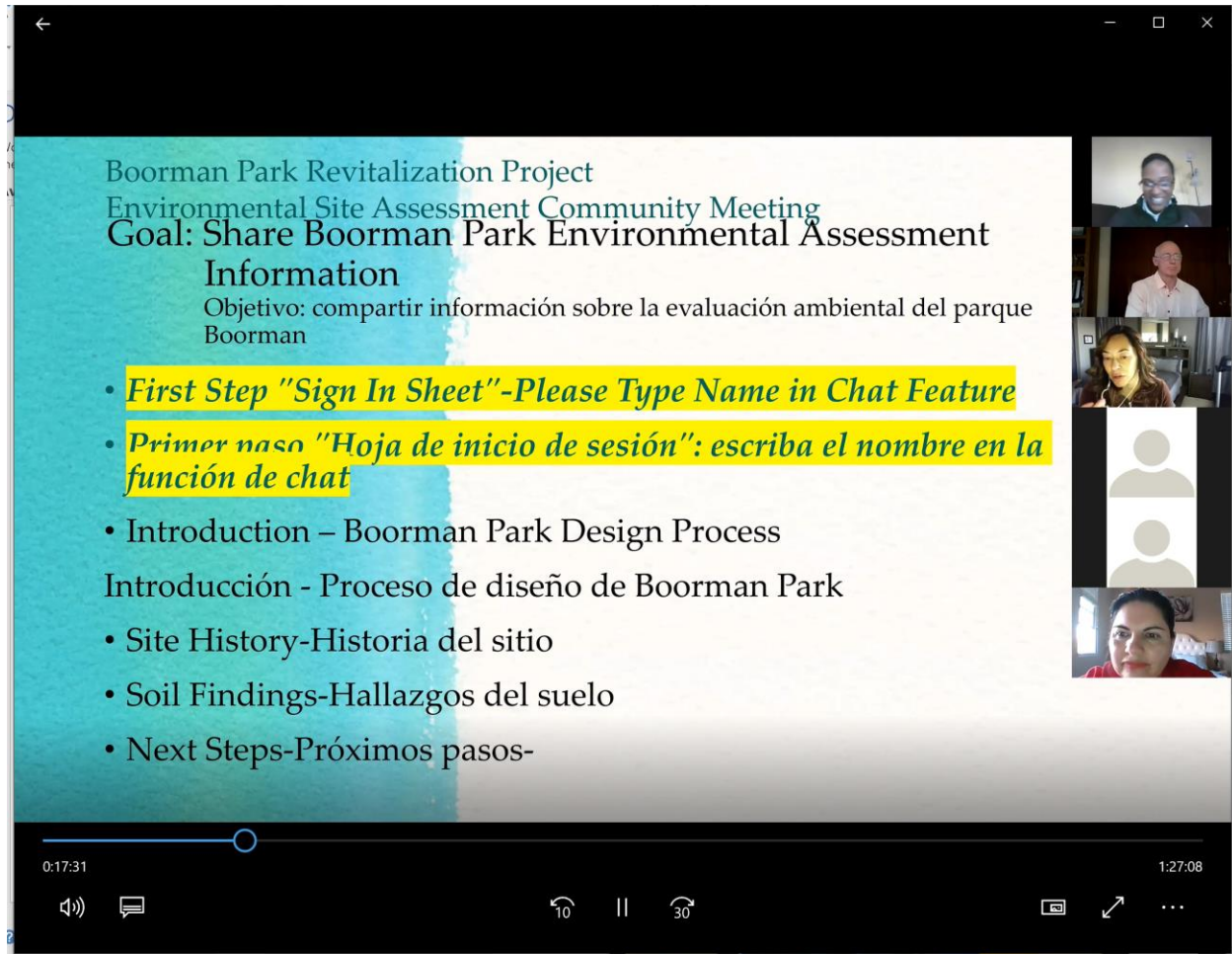
A handwritten signature in blue ink, appearing to read "Sedrick Mitchell".

Sedrick Mitchell, Deputy Director
Community Engagement Division

cc: Project file

Boorman Park Environmental Clean Up Community Mtg October 12, 2020

The sign in sheet was the chat feature for the Zoom Mtg. The meeting was recorded, however the chat feature was not included in the recording. The meeting was provided with Spanish interpretation.

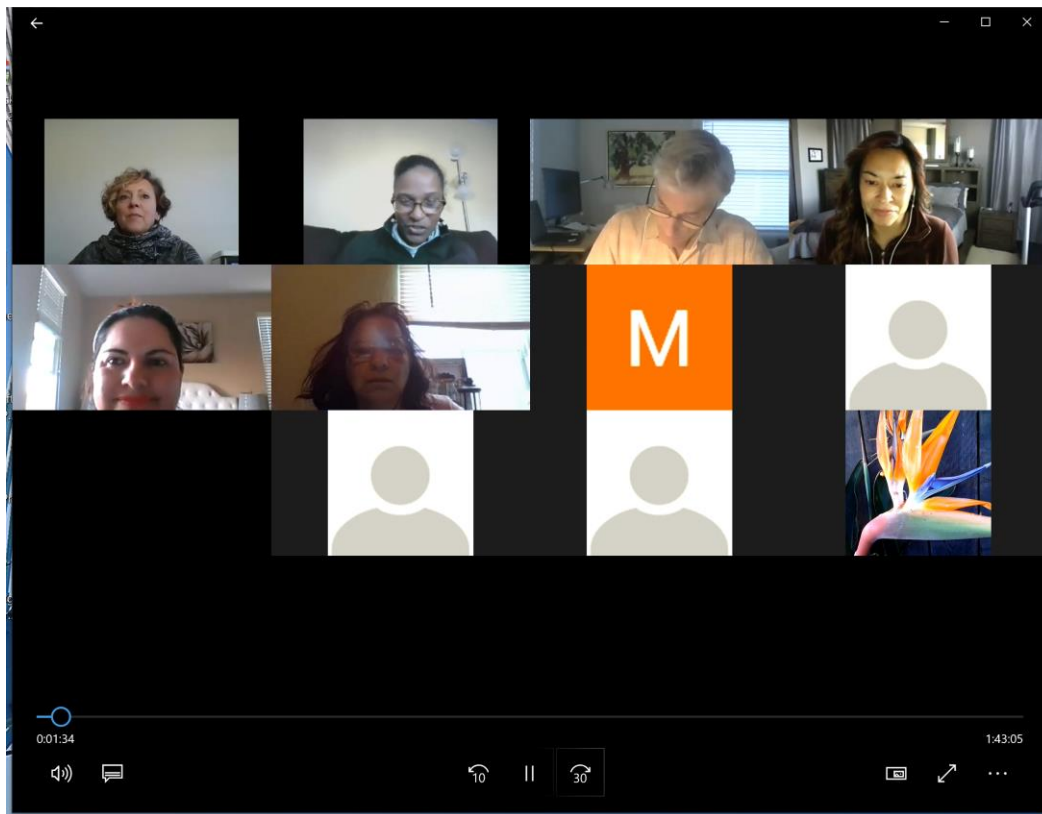


The screenshot shows a Zoom meeting window. The main area displays a presentation slide with a blue and white background. The slide title is "Boorman Park Revitalization Project Environmental Site Assessment Community Meeting". The goal is "Share Boorman Park Environmental Assessment Information". The objective is "Objetivo: compartir información sobre la evaluación ambiental del parque Boorman". The slide lists several topics: "First Step 'Sign In Sheet'-Please Type Name in Chat Feature", "Primer paso 'Hoja de inicio de sesión': escriba el nombre en la función de chat", "Introduction - Boorman Park Design Process", "Introducción - Proceso de diseño de Boorman Park", "Site History-Historia del sitio", "Soil Findings-Hallazgos del suelo", and "Next Steps-Próximos pasos-". On the right side of the window, there are four video feeds of participants. The bottom of the window shows the Zoom interface with a progress bar at 0:17:31, a volume icon, a chat icon, and playback controls (10, 30, and a play button). The total duration of the recording is 1:27:08.

Boorman Park Revitalization Project
Environmental Site Assessment Community Meeting
Goal: Share Boorman Park Environmental Assessment Information
Objetivo: compartir información sobre la evaluación ambiental del parque Boorman

- *First Step "Sign In Sheet"-Please Type Name in Chat Feature*
- *Primer paso "Hoja de inicio de sesión": escriba el nombre en la función de chat*
- Introduction – Boorman Park Design Process
Introducción - Proceso de diseño de Boorman Park
- Site History-Historia del sitio
- Soil Findings-Hallazgos del suelo
- Next Steps-Próximos pasos-

0:17:31 1:27:08



Boorman Park Revitalization Project
Environmental Site Assessment Community Meeting

Next Steps

- Clean Up Plans prepared and approved by DTSC
- Project plans bid by qualified clean up contractors
- Start work in conjunction with park construction
- Planes de limpieza preparados y aprobados por DTSC
- Licitación de planes de proyecto por contratistas de limpieza calificados
- Empiece a trabajar junto con la construcción del parque

0:47:50 0:56:49

←

Boorman Park Revitalization Project
Environmental Site Assessment Community Meeting

Next Steps

- Clean Up Plans prepared and approved by DTSC
- Project plans bid by qualified clean up contractors
- Start work in conjunction with park construction
- Planes de limpieza preparados y aprobados por DTSC
- Licitación de planes de proyecto por contratistas de limpieza calificados
- Empiece a trabajar junto con la construcción del parque

1:01:32 0:43:07

🔊 🗨️ ⏮️ 10 ⏸️ ⏭️ 30 📺 ↗️ ⋮

←

1:11:36 0:33:03

🔊 🗨️ ⏮️ 10 ⏸️ ⏭️ 30 📺 ↗️ ⋮

Community Attendees:

Coronado Neighborhood Area, West County Regional Group (15+ community attendees)

Ninyo and Moore- Kris Larson, Vallier Design & Associates- Marcia Vallier, Bob Birkland,

Please see the community questions and responses below:

Q:How will the park be maintained if the soil is capped?

Q:Is there a possibility that the hazardous material can leak out in an earthquake or 10 years from now?

A:That is where the Operation and Maintenance comes in from the City.

Q:We understand there is cost prohibition to full off haul of material.

Q:It sounds like the capped method is just a band aid, not a full solution.

A:If it maintained by the city there will not be an issue

The park design includes all of hardscape, such as soccer field, basketball court, skatepark. These are natural capping materials. All materials need to be maintained in addition to the Extra Maintenance plan. the soil will be capped by the hardscape in addition to the

Q:What will happen with the berms if there will be natural "capped" materials.

A:The site will be a level as can under capped materials as well as off haul if needed.

Q: What if the city does not keep up with the maintenance, the park as it is is not a priority. We would prefer if there is a complete off-haul. We are not ok with just capping it. This is an investment in our children and our grandchildren. We live here and want to feel safe using the park.

Q: Does the costs include safeguard to the residents while the work is being done. For option 3 (off haul).

A: The cost does include keeping the area safe during the process. Both capping and off haul, must have [plans together, dust monitoring plan, transportation plan, etc. to make sure the neighborhoods are safe during the process. We want to make sure the dust does not migrate off site and impact the community. There are controls and monitoring during the entire time. The trucks and loads are always covered.

Q: Worst case scenario, if we don't get the grant or additional funds to go with option 3 (complete off haul), will any of the designs change in the park.

A: Our intention is to keep the designs the same. If we don't receive additional funds for option 3, then we will maximize the capping option and keep the designs the same.

Q: Our motto is to work together to have safer more equitable communities. We need to push for option 3, we can work together and do this together. Let's strive to go for complete off-haul

A: We will work together to fill in the funding gap. Just please know that the timeline does shift if there is a complete off-haul.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

94-6000403

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Richmond

* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000403

* c. Organizational DUNS:

0887707060000

d. Address:

* Street1:

3230 Macdonald Ave.

Street2:

* City:

Richmond

County/Parish:

Contra Costa County

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

94804-3012

e. Organizational Unit:

Department Name:

Community Services Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Jene

Middle Name:

* Last Name:

Levine Snipes

Suffix:

Title:

Development Project Manager

Organizational Affiliation:

Community Services Department

* Telephone Number:

510-307-8132

Fax Number:

* Email:

jene_levine-snipes@ci.richmond.ca.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-07

* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Environmental Clean Up of Boorman Park for park renovation.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="4,165,000.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="4,665,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: